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04 0526107

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/05/04 AT 08:00am

TITLE(S) :

DEED



L E A D S H E E T

FEE

FREE E

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4451 - 004 - 031

001

THIS FORM NOT TO BE DUPLICATED

56-0296

WHEN RECORDED MAIL TO

STATE OF CALIFORNIA
Department of General Services
Real Estate Services Division, Acquisition Unit
707 Third Street, 5th Floor
West Sacramento, CA 95605

COPY of Document Recorded

MAR 05 2003 4

Has not been compared with original.

Original will be returned when processing has been completed.

04-0526107

OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES
PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: California Coastal Conservancy
Project: Carbon-La Costa Beach Acquisition, Project No.
SCC129A
Parcel(s): DGS Parcel No. 10227

APN: 4451-004-031, Los Angeles County

SANTA MONICA DEVELOPMENT COMPANY, a California general partnership,

hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property situated in the State of California, County of Los Angeles, described as follows:

See Exhibit "A"
consisting of one (1) page attached hereto
and by this reference made a part hereof.

Dated: February 24, 2004

Santa Monica Development Company, a California general partnership

By Robert W. MacDonald
Its GENERAL PARTNER

BUYER'S/BORROWER'S SETTLEMENT STATEMENT

PAGE: 01

ESCROW NUMBER: 05660-031013305-001 ORDER NUMBER: 05660-031013305
CLOSING DATE: 03/05/04 CLOSER: Joann Black
BUYER: CALIFORNIA COASTAL CONSERVANCY
SELLER: SANTA MONICA DEVELOPMENT COMPANY
PROPERTY: 21704 PACIFIC COAST HIGHWAY, MALIBU, CA

	CHARGE BUYER	CREDIT BUYER
Sales Price	\$ 1,150,000.00	\$
Deposits		
Received 03/05/04 CLOSED IBA	1,155,223.25	

TOTAL RECEIPTS		1,155,223.25
Settlement or Closing Fee To CHICAGO TITLE - BUYER AND SE	1,115.00	
Title Insurance To CTC	3,083.00	
Funds Due To Buyer At Closing	1,025.25	
	-----	-----
TOTALS	\$ 1,155,223.25	\$ 1,155,223.25
	=====	=====

Pay for Aug 40: \$1,154,173

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05 1944940

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/15/05 AT 08:00am

TITLE(S) :

DEED



LEAD SHEET

FEE

D.T.T.

FREE 00

Dgg

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

44 51 - 003 - 033

001

8/15/05

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EQUITY TITLE

05 1944940

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL GRANT
DEED AND TAX STATEMENTS TO:

State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612
Attention: Elena Eger, Counsel

Documentary Transfer Tax \$-0-. The attached deed represents a transfer from the undersigned to the State of California on behalf of the State Coastal Conservancy. Therefore, no Documentary Transfer Tax is due pursuant to Section 11922 of the California Revenue and Taxation Code which states, "[a]ny deed, instrument or writing to which the United States or any agency or instrumentality thereof, any state or territory, or political subdivision thereof, is a party shall be exempt from any tax imposed pursuant to this part when the exempt agency is acquiring title."

APN #: 4451-003-033

GRANT DEED

THIS GRANT DEED ("Deed") is dated as of March 2, 2005, ~~2004~~ and by Eli Broad, Trustee of the Eli Broad Revocable Trust dated 8/21/98, as to an undivided 1/3 interest, Nancy M. Daly, Trustee of the Nancy M. Daly Living Trust dated 5/23/97, as to an undivided 1/3 interest, and Matthew G. Krane and Samuel N. Fischer, Trustees of the Gamma Family Trust dated 10/30/97, as to an undivided 1/3 interest (collectively, the "Grantors") in favor of the State of California on behalf of the State Coastal Conservancy ("Grantee").

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which are hereby acknowledged, Grantors hereby GRANT unto Grantee, the real property described in Exhibit A, attached hereto and incorporated herein by this reference, together with all improvements (if any) located thereon and all rights, privileges, easements and appurtenances thereto, and all right, title and interest of Grantors in, to and under adjoining streets, rights of way and easements (the "Property"), subject to all building codes and other applicable laws, ordinances and governmental regulations affecting the Property, all taxes and assessments affecting the Property not yet due and payable, all easements, covenants, conditions and restrictions of record as of the date Grantors acquired title to the Property, and all other matters of record as of the date Grantors acquired title to the Property, but subject to no liens or encumbrances.

[SIGNATURE PAGE FOLLOWS]

DOCUMENT TRANSFER TAX \$ B

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
☐ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

8/15/05

8

ACCEPTANCE OF GRANT DEED

This is to certify that the interest in real property conveyed by the deed dated March 2, 2005 ~~2009~~ from Eli Broad, Trustee of the Eli Broad Revocable Trust dated 8/21/98, as to an undivided 1/3 interest, Nancy M. Daly, Trustee of the Nancy M. Daly Living Trust dated 5/23/97, as to an undivided 1/3 interest, and Matthew G. Krane and Samuel N. Fischer, Trustees of the Gamma Family Trust dated 10/30/97, as to an undivided 1/3 interest to the State of California on behalf of the State Coastal Conservancy, a governmental agency is hereby accepted by resolution of the State Coastal Conservancy on _____, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 4/18/05

By: Samuel Schuchat
Name: Samuel Schuchat

(see attached certificate)

8/15/05

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Exhibit A

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEERS CENTER LINE STATION 1069 PLUS 63.96 FEET OF THAT CERTAIN CENTER LINE COURSE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; SAID 80 FOOT STRIP ALSO BEING SHOWN AS PACIFIC COAST HIGHWAY ON COUNTY SURVEYOR'S MAP NO. 8658, AS FILED IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE NORTH 77° 25' 30" EAST, 50.02 FEET; THENCE AT RIGHT ANGLES, 40.10 FEET MORE OR LESS TO THE SOUTH LINE OF SAID 80 FOOT STRIP; THENCE SOUTH 13° 18' 45" EAST 133.00 FEET MORE OR LESS TO THE MEAN HIGH TIDE LINE; THENCE WESTERLY ALONG SAID MEAN HIGH TIDE LINE TO THE INTERSECTION OF THAT CERTAIN COURSE SHOWN AS SOUTH 12° 24' 34" EAST AS SHOWN ON SAID COUNTY SURVEYOR'S MAP NO. 8658 PASSING THROUGH THE POINT OF BEGINNING; THENCE NORTH 12° 24' 34" WEST IN A DIRECT LINE TO THE POINT OF BEGINNING.

INCLUDING THAT PORTION LYING 30.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID COURSE SHOWN AS SOUTH 12° 24' 34" EAST ON SAID COUNTY SURVEYOR'S MAP NO. 8658.

EXCEPT THAT PORTION LYING WITHIN SAID PACIFIC COAST HIGHWAY.

EXCEPT ALL WATER, MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES IN, ON, WITHIN AND UNDER AND THAT MAY BE PRODUCED FROM SAID LANDS, AND EVERY PART THEREOF, PROVIDED, HOWEVER, THAT THIS EXCEPTION SHALL NEITHER RESERVE NOR SHALL IT BE CONSTRUCTED AS RESERVING UNTO GRANTOR THE RIGHT TO GO UPON THE SURFACE OF SAID LANDS TO EXTRACT SAID SUBSTANCES, BUT THERE IS EXPRESSLY RESERVED UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, UNDER, ACROSS AND THROUGH SAID LANDS AT DEPTHS BELOW 500 FEET FROM THE SURFACE OF SAID LANDS FOR THE PURPOSE OF TAKING, RECOVERING AND REMOVING SAID SUBSTANCES IN, ON, WITHIN, UNDER AND THAT MAY BE PRODUCED FROM SAID LANDS, AND EVERY PART THEREOF, AND IN, ON, WITHIN, UNDER AND THAT MAY BE PRODUCED FROM ANY OTHER LAND IN THE AREA, AS RESERVED IN A DEED RECORDED DECEMBER 9, 1977 AS INSTRUMENT NO. 77-1359913.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL, OTHER MINERAL AND HYDROCARBON SUBSTANCES AND WATER LYING IN, ON, WITHIN, UNDER AND THAT MAY BE PRODUCED OR EXTRACTED FROM SAID PROPERTY AND EVERY PART THEREOF; PROVIDED, HOWEVER, THAT THIS EXCEPTION SHALL NEITHER RESERVE THE RIGHT TO GO UPON THE SURFACE OR WITHIN THE UPPER 500 FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID PROPERTY, BUT THERE IS EXPRESS RIGHT TO DRILL INTO, UNDER, ACROSS AND THROUGH SAID PROPERTY AT DEPTHS BELOW 500 FEET FROM THE SURFACE FOR THE PURPOSE OF TAKING, RECOVERING AND REMOVING SAID SUBSTANCES IN, ON, WITHIN, UNDER AND THAT MAY BE PRODUCED OR EXTRACTED FROM SAID PROPERTY, EVERY PART THEREOF AND ANY OTHER PROPERTY IN THE AREA, AS RESERVED IN DEED RECORDED DECEMBER 21, 1989 AS INSTRUMENT NO. 89-2051124.